

Simpson, Andrea

From: Beverly.Drouin@dhhs.state.nh.us
Sent: Wednesday, May 20, 2015 8:01 AM
To: Marc Pinard
Cc: Arthur Sullivan; 'cartiergroup@metrocast.net'; Hayes, Sharon; Knatalie.Vetter@dhhs.state.nh.us; Magoon, Molly; Alexakos, Philip J.; porter.gabriel@dol.gov; Shane Brady; Simpson, Andrea; Soucy, Timothy
Subject: Edits suggested by HHLPPP

Dear Millwest Tenants and Unit Owners,

As you may be aware, some lead dust has been discovered in a few common areas in the north end of the main building, in the center entrance common area, and in one residential unit. The level detected in the center entrance common area is the lowest of all identified areas.

It has been alleged that sandblasting being conducted by a third party contractor is the source of the problem and we are working diligently to determine if that is the case. No further sandblasting will be conducted until the source of the problem has been determined and fully resolved.

Sandblasting will only recommence, once allowed, through a properly certified and permitted contractor.

We are awaiting further results from the testing that has been conducted by government agencies and while we are awaiting those results we will have presently identified areas cleaned promptly. The cleaning must be performed by certified individuals, so it is important that you please do not plan on doing any cleaning on your own.

We are also in the process of having additional testing conducted in the affected areas and throughout the building in order to determine the extent of the problem. Brady Sullivan is committed to ensuring that the entire property is clean and safe for all occupants and we will take all necessary steps to that end.

If you are concerned about potential lead exposure, please contact your medical provider for a blood lead test. If you have any concerns regarding this matter, or would like any further information, you may feel free to contact me at one of the phone numbers listed below.

Beverly Baer Drouin
Section Administrator
Healthy Homes & Environment Section
Division of Public Health Service
NH Department of Health & Human Services

Phone: 603-271-8128
Fax: 603-271-3991
Email: beverly.drouin@dhhs.state.nh.us

Improving Health, Preventing Disease, Decreasing Costs for All.
Visit us at www.dhhs.nh.gov/dphs/ipnhn/index.htm

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From: Marc Pinard <mpinard@bradysullivan.com>
To: "Alexakos, Philip J." <PALEXAKO@manchesternh.gov>
Cc: "Hayes, Sharon" <Hayes.Sharon@epa.gov>,
"Knatalie.Vetter@dhhs.state.nh.us"
<Knatalie.Vetter@dhhs.state.nh.us>, "Magoon, Molly"
<Magoon.Molly@epa.gov>, "porter.gabriel@dol.gov"
<porter.gabriel@dol.gov>, "Simpson.Andrea@epa.gov"
<Simpson.Andrea@epa.gov>, "Soucy, Timothy"
<TSOU CY@manchesternh.gov>, "Beverly.Drouin@dhhs.state.nh.us"
<Beverly.Drouin@dhhs.state.nh.us>,
"cartiergroup@metrocast.net" <cartiergroup@metrocast.net>,
Shane Brady <sbrady@bradysullivan.com>, Arthur Sullivan
<asullivan@bradysullivan.com>
Date: 05/19/2015 03:00 PM
Subject: RE: Conference Call Roster - Proposed message to tenants and
unit owners.

Thanks Phil.

All: My proposed message is below. Please let me know your thoughts and comments. We'll shoot to send this out tomorrow if that works for everyone.

Dear Millwest Tenants and Unit Owners,

As you may be aware, some lead dust has been discovered in a few common areas in the north end of the main building, in the center entrance common area, and in one residential unit. The level detected in the center entrance common area is the lowest of all identified areas.

It has been alleged that sandblasting being conducted by a third party contractor is the source of the problem and we are working diligently to determine if that is the case. No further sandblasting will be conducted until the source of the problem has been determined and fully resolved.

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If you have any concerns regarding this matter, or would like any further information, you may feel free to contact me at one of the phone numbers listed below.

Marc A. Pinard, Esq.
General Counsel
Brady Sullivan Properties, LLC
670 N. Commercial Street
Manchester, NH 03101
mpinard@bradysullivan.com

Direct Line: 603 657-9715

Main No.: 603 622-6223

Cellular: 603 231-1289

Fax: 603 622-7342

-----Original Message-----

From: Alexakos, Philip J. [mailto:PALEXAKO@manchesternh.gov]

Sent: Tuesday, May 19, 2015 2:39 PM

To: Marc Pinard

Cc: Hayes, Sharon; Knatalie.Vetter@dhhs.state.nh.us; Magoon, Molly; porter.gabriel@dol.gov;

Simpson.Andrea@epa.gov; Soucy, Timothy; Beverly.Drouin@dhhs.state.nh.us

Subject: Conference Call Roster

Everyone's email is contained on this 'reply all'.

Thanks for your help!

Phil

The Right-To-Know Law (RSA 91-A) provides that most e-mail communications, to or from City employees and City volunteers regarding the business of the City of Manchester, are government records available to the public upon request. Therefore, this email communication may be subject to public disclosure.



Manchester Health Department
1528 Elm Street
Manchester, NH 03101
Tel: (603) 624-6466 Fax: (603) 628-6004

ABRASIVE PAINT REMOVAL PERMIT

Building Address: 195 McGreggor St.

Area of building to receive abrasive paint removal (specify) _____

Left side of Building to the center entrance first floor

Building owner: Brady Sullivan Properties

Owner address: 670 north commercial st Manchester, NH. 03101 Telephone #: 603-622-6223

Removal Company Name: Environmental Compliance Specialist Inc.

Abatement License Contractor # NAT-51986-1

Address: 111 rt 125 Kingston, NH. 03848 Telephone #: 603-642-9200

Project / Site Manager: Joldie Batesta

Start Date: 4/23/15 End date: 5/11/15

Lead Test Result: X Positive X / Negative Method Used: Assumed

Abutters Name: _____		Name: _____	
Address: _____		Address: _____	
Authorized Signature: _____		Authorized Signature: _____	
Address: _____		Address: _____	
Authorized Signature: _____		Authorized Signature: _____	

The abrasive removal project shall adhere to Chapter 91 of the City of Manchester Code of Ordinances and all other applicable State and Federal regulations.

No project shall begin until an approval is received by the Manchester Health Department.

Applicant's Signature: Jane Wright Date: 5/11/15

Health Department use only
Approved by: _____ Date: _____

United States Environmental Protection Agency

This is to certify that



Environmental Compliance Specialists, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires June 02, 2015

NAT-51986-1

Certification #

May 19, 2010

Issued On



Michelle Price

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

Simpson, Andrea

From: Beverly.Drouin@dhhs.state.nh.us
Sent: Wednesday, May 20, 2015 2:01 PM
To: Alexakos, Philip J.
Cc: Hayes, Sharon; Knatalie.Vetter@dhhs.state.nh.us; Magoon, Molly; Marc Pinard; porter.gabriel@dol.gov; Simpson, Andrea; Soucy, Timothy
Subject: Data table Lofts at Mill West
Attachments: Lofts at Mill West Data Summary Table 5-20-15.docx

Here is the final version of the Summary data table for Lofts at Mill West.
Mike Dumond will be releasing this data to the Union Leader today at 3pm.

Please let me know if you have any questions.

(See attached file: Lofts at Mill West Data Summary Table 5-20-15.docx)

Beverly Baer Drouin
Section Administrator
Healthy Homes & Environment Section
Division of Public Health Service
NH Department of Health & Human Services

Phone: 603-271-8128
Fax: 603-271-3991
Email: beverly.drouin@dhhs.state.nh.us

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<porter.gabriel@dol.gov>, "Simpson.Andrea@epa.gov"
<Simpson.Andrea@epa.gov>, "Soucy, Timothy"
<TSOUY@manchesternh.gov>, "Beverly.Drouin@dhhs.state.nh.us"
<Beverly.Drouin@dhhs.state.nh.us>

Date: 05/19/2015 02:38 PM
Subject:Conference Call Roster

Everyone's email is contained on this 'reply all'.

Thanks for your help!
Phil

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Laboratory Data 195 McGregor Street, Manchester, NH

Sample Name	Third Floor Apt/Location	Date	Collected by	Result	Clearance Standard
BS	Brick Window Sill	5/11/2015	Risk Assessor	6,200 µg/ft ²	250µg/ft ²
US	Upper Window Wood Sill	5/11/2015	Risk Assessor	720 µg/ft ²	250µg/ft ²
W	Window Well	5/11/2015	Risk Assessor	4,400 µg/ft ²	400µg/ft ²
FD	Front Door Floor	5/11/2015	Risk Assessor	2,200 µg/ft ²	40µg/ft ²
FCA	Front Common Area Floor	5/11/2015	Risk Assessor	25,000 µg/ft ²	40µg/ft ²
LSB	Left Window Brick Sill	5/11/2015	Risk Assessor	4,500 µg/ft ²	250µg/ft ²
LW	Left Window Well	5/11/2015	Risk Assessor	4,200 µg/ft ²	400µg/ft ²
CLV	Analytical Field Blank	5/11/2015	Risk Assessor	<10 µg/ft ²	N/A
Sample Name	Northwest Stairwell/Location				
HR	McGregor Street Side Level 1 - hand rail	5/12/2015	HHLPPP	17 µg/ft ²	(Note 4)
ASL1	McGregor Street Side Level 1 – floor sample	5/12/2015	HHLPPP	1,300 µg/ft ²	40µg/ft ²
ASL2	McGregor Street Side Level 2 – floor sample	5/12/2015	HHLPPP	610 µg/ft ²	40µg/ft ²
ASL3	McGregor Street Side Level 3 – floor sample	5/12/2015	HHLPPP	630 µg/ft ²	40µg/ft ²
ASL3	McGregor Street Side Level 3 – floor sample	5/12/2015	HHLPPP	630 µg/ft ²	40µg/ft ²
BS	Analytical Field Blank	5/12/2015	HHLPPP	<0.5 µg/ft ²	N/A
Sample Name	Exterior loose Blast Grit/Paint				
ASBG	McGregor Street Side, NW corner of building – bulk sample	5/12/2015	HHLPPP	2,000 ppm	(Note 5)
Sample Name	Center Entrance Common Stairwell/Location				
L. Level Stairwell Floor	McGregor Street Side Lower Level - floor sample	5/14/2015	HHLPPP	28 µg/ft ²	40µg/ft ²
1 st Floor Stairwell	McGregor Street Side 1 st Floor – floor sample	5/14/2015	HHLPPP	41 µg/ft ²	40µg/ft ²
2 nd Floor Stairwell	McGregor Street Side 2 nd Floor – floor sample	5/14/2015	HHLPPP	82 µg/ft ²	40µg/ft ²
3 rd Floor Stairwell	McGregor Street Side 3 rd Floor – floor sample	5/14/2015	HHLPPP	73 µg/ft ²	40µg/ft ²
4 th Floor Stairwell	McGregor Street Side 4 th Floor – floor sample	5/14/2015	HHLPPP	42 µg/ft ²	40µg/ft ²
4 th Floor window sill	McGregor Street Side 4 th floor - Window Sill	5/14/2015	HHLPPP	76 µg/ft ²	250µg/ft ²
4 th Floor window well	McGregor Street Side 4 th Floor - Window well	5/14/2015	HHLPPP	230 µg/ft ²	400µg/ft ²
4 th Floor stair cap	McGregor Street Side 4 th Floor - Stair cap	5/14/2015	HHLPPP	41 µg/ft ²	(Note 4)

Laboratory Data 195 McGregor Street, Manchester, NH

Sample Name	NE Common Stairway	Date	Collected by	Result	Clearance Standard
NE Stairs LL Floor	Northeast corner entry lower level – floor sample	5/14/2015	HHLPPP	340 µg/ft ²	40µg/ft ²
NE Stairs LL Sill	Northeast corner entry lower level - window sill	5/14/2015	HHLPPP	2,800 µg/ft ²	250µg/ft ²
NE Stairs 4 th	Northeast corner entry lower level – floor	5/14/2015	HHLPPP	97 µg/ft ²	40µg/ft ²
“5 th Floor”	Analytical Field Blank	5/14/2015	HHLPPP	<0.5 µg/ft ²	N/A
Sample Name	4 th Floor Apartment				
EWf	Entryway Floor	5/18/2015	HHLPPP	Results pending	40µg/ft ²
LF	Loft Area Floor	5/18/2015	HHLPPP	Results pending	40µg/ft ²
DWS	Dining Room Window Sill	5/18/2015	HHLPPP	Results pending	250µg/ft ²
Sample Name	DHHS District Office				
DHHSWS100WS	Workstation 100 Window Sill	5/18/2015	HHLPPP	Results pending	250µg/ft ²
DHHSIR1WS	Interview Room 1 Hallway Window Sill	5/18/2015	HHLPPP	Results pending	250µg/ft ²
DHHSIR1F	Interview Room 1 Floor	5/18/2015	HHLPPP	Results pending	40µg/ft ²
DHHSRLWS	Lunch Room North Window Sill	5/18/2015	HHLPPP	Results pending	250µg/ft ²
STEL1F	South Tower Entrance level 1 Floor	5/18/2015	HHLPPP	Results pending	40µg/ft ²
51815B	Analytical Field Blank	5/18/2015	HHLPPP	Results pending	N/A
XRF Testing Location	Location/Component	Date	Tester	XRF Result/ (Hazard Type)	Standard
1 st Floor Work area NW Stairwell - Entry	McGregor Street Side Inner doors-door jamb	5/12/2015	HHLPPP	9.5 mg/cm ² (friction surface)	1.0 mg/cm ²
McGregor Street Side Exterior (North)	McGregor Street Side Exterior window stop	5/12/2015	HHLPPP	2.5 mg/cm ² (chipping)	1.0 mg/cm ²
McGregor Street Side overhead door	Overhead door frame	5/12/2015	HHLPPP	31.6 mg/cm ² (chipping)	1.0 mg/cm ²
NW Stairwell	Wall	5/12/2015	HHLPPP	18.9 mg/cm ² (chipping)	1.0 mg/cm ²
NE Stairwell	Painted (tan) brick wall	5/12/2015	HHLPPP	5.9 mg/cm ² (chipping)	1.0 mg/cm ²
NE Stairwell	Stair riser	5/12/2015	HHLPPP	7.8 mg/cm ² (impact)	1.0 mg/cm ²

Laboratory Data 195 McGregor Street, Manchester, NH

XRF Testing Location	Location/Component	Date	Tester	XRF Result/ (Hazard Type)	Standard
NE Stairwell	Stair tread	5/12/2015	HHLPPP	12.4 mg/cm ² (friction)	1.0 mg/cm ²
NE Stairwell	Door (D-side) - paint intact, non-friction side	5/12/2015	HHLPPP	7.3 mg/cm ²	1.0 mg/cm ²
NE Entry doors	Door (left) - paint intact, door fixed open	5/12/2015	HHLPPP	4.6 mg/cm ²	1.0 mg/cm ²
NE Entry doors	Door (right) - paint intact, fixed open	5/12/2015	HHLPPP	4.3 mg/cm ²	1.0 mg/cm ²
XRF Testing Location	4 th Floor Apartment/Component	Date	Tester	XRF Result	Standard
XRF Testing of sandblasted bare wood in apartment, listed below. Some visible paint in wood (not a lead exposure hazard as defined by RSA-130A)					
Dining Room- Merrimack River Side	Baseboard (east side of dining room)	5/18/2015	HHLPPP	0.6mg/cm ²	1.0 mg/cm ²
Loft Area	Ceiling	5/18/2015	HHLPPP	0.3 mg/cm ²	1.0 mg/cm ²
Loft Area	Exposed beam	5/18/2015	HHLPPP	3.7 mg/cm ²	1.0 mg/cm ²
Loft Area	Exposed beam	5/18/2015	HHLPPP	0.4 mg/cm ²	1.0 mg/cm ²

Notes:

- All floor wipe samples are 12"X 12," and results reported as micrograms per square foot (µg/ft²).
- Window sill/window well wipe sample areas are measured, and results reported as micrograms per square foot (µg/ft²).
- EPA/HUD Clearance criteria are as follows, for dust wipes:
 - Floors: 40µg/ft²
 - Window sills: 250µg/ft²
 - Window wells: 400µg/ft².

For soils, the clearance criteria are:

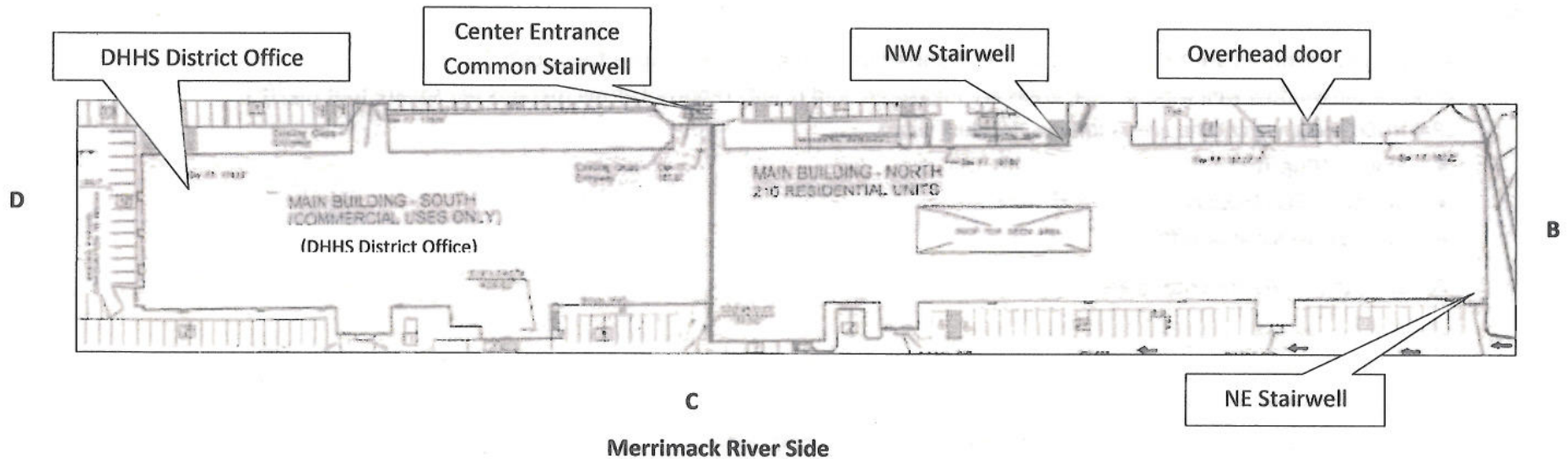
 - Soil <1200ppm
 - Child's play area <400ppm
- No EPA standard for this component. Sampled due to visible dust.
- Blast grit/paint chips, dust found outside containment area, on bldg. exterior. Exceeds EPA soil standard(s) listed above.

Laboratory Data 195 McGregor Street, Manchester, NH

6. X-Ray Fluorescence (XRF) instrument measurements of dried film (paint) on a substrate must be ≥ 1.0 milligram per centimeter squared (mg/cm^2) to be lead paint, by definition. Not every instance of lead paint is necessarily a lead exposure hazard. Lead exposure hazard types (where applicable) are noted on the line item XRF reading.
7. Shaded area indicate laboratory data that exceeds a federal or state limit.
8. For additional definitions, see: <http://www.gencourt.state.nh.us/rsa/html/X/130-A/130-A-1.htm>

Building Sketch:

McGregor St Side (Side A)



Simpson, Andrea

From: Beverly.Drouin@dhhs.state.nh.us
Sent: Wednesday, May 20, 2015 2:43 PM
To: Marc Pinard
Cc: Arthur Sullivan; 'cartiergroup@metrocast.net'; Hayes, Sharon; Knatalie.Vetter@dhhs.state.nh.us; Magoon, Molly; Alexakos, Philip J.; porter.gabriel@dol.gov; Shane Brady; Simpson, Andrea; Soucy, Timothy
Subject: FINAL data summary table for Mill West
Attachments: Lofts at Mill West Data Summary Table 5-20-15.pdf

One word has been changed on the map. Please disregard the previous Data summary table. This is the final one for your files and distribution.

(See attached file: Lofts at Mill West Data Summary Table 5-20-15.pdf)

Beverly Baer Drouin
Section Administrator
Healthy Homes & Environment Section
Division of Public Health Service
NH Department of Health & Human Services

Phone: 603-271-8128
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Email: beverly.drouin@dhhs.state.nh.us

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ASL3	McGregor Street Side Level 3 – floor sample	5/12/2015	HHLPPP	630 µg/ft ²	40µg/ft ²
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Sample Name	Exterior loose Blast Grit/Paint				
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Sample Name	Center Entrance Common Stairwell/Location				
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NE Entry doors	Door (left) - paint intact, door fixed open	5/12/2015	HHLPPP	4.6 mg/cm ²	1.0 mg/cm ²
NE Entry doors	Door (right) - paint intact, fixed open	5/12/2015	HHLPPP	4.3 mg/cm ²	1.0 mg/cm ²
XRF Testing Location	4 th Floor Apartment/Component	Date	Tester	XRF Result	Standard
XRF Testing of sandblasted bare wood in apartment, listed below. Some visible paint in wood (not a lead exposure hazard as defined by RSA-130A)					
Dining Room- Merrimack River Side	Baseboard (east side of dining room)	5/18/2015	HHLPPP	0.6mg/cm ²	1.0 mg/cm ²
Loft Area	Ceiling	5/18/2015	HHLPPP	0.3 mg/cm ²	1.0 mg/cm ²
Loft Area	Exposed beam	5/18/2015	HHLPPP	3.7 mg/cm ²	1.0 mg/cm ²
Loft Area	Exposed beam	5/18/2015	HHLPPP	0.4 mg/cm ²	1.0 mg/cm ²

Notes:

- All floor wipe samples are 12"X 12," and results reported as micrograms per square foot (µg/ft²).
- Window sill/window well wipe sample areas are measured, and results reported as micrograms per square foot (µg/ft²).
- EPA/HUD Clearance criteria are as follows, for dust wipes:
 - Floors: 40µg/ft²
 - Window sills: 250µg/ft²
 - Window wells: 400µg/ft².

For soils, the clearance criteria are:

 - Soil <1200ppm
 - Child's play area <400ppm
- No EPA standard for this component. Sampled due to visible dust.
- Blast grit/paint chips, dust found outside containment area, on bldg. exterior. Exceeds EPA soil standard(s) listed above.

Laboratory Data 195 McGregor Street, Manchester, NH

6. X-Ray Fluorescence (XRF) instrument measurements of dried film (paint) on a substrate must be ≥ 1.0 milligram per centimeter squared (mg/cm^2) to be lead paint, by definition. Not every instance of lead paint is necessarily a lead exposure hazard. Lead exposure hazard types (where applicable) are noted on the line item XRF reading.
7. Shaded area indicate laboratory data that exceeds a federal or state limit.
8. For additional definitions, see: <http://www.gencourt.state.nh.us/rsa/html/X/130-A/130-A-1.htm>

Building Sketch:

